

AGENDA

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
OCTOBER 22, 2009, 7:30 P.M.**

1. Call to order
2. Roll call.
3. Pledge of Allegiance.
4. Approval of Minutes of the September 24, 2009 Meeting.
5. Review the Preliminary Subdivision and Land Development Plan for the Colony of Old Reliance, A Traditional Neighborhood Development, prepared by Dauphin Engineering Company and submitted by Ronald A. and Patricia A. Burkholder.
6. Other pertinent business.
7. Adjourn.

MINUTES

**LOWER SWATARA TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
OCTOBER 22, 2009, 7:30 P.M.**

Meeting was called to order by Chauncey Knopp at 7:30 P.M. with the following present:

Chauncey D. Knopp, Chairman
Eric A. Breon, Vice Chairman
Kimber Latsha
Christopher DeHart
Brenda Wick, Engineer
Darlene E. Stoudt, Recording Secretary
Ronald J. Paul, Secretary

Excused:

Diane Myers-Krug, Dauphin County Planning Commission
Paul Wagner

Others in Attendance:

Ron Burkholder, Sr.
Ron Burkholder, Jr.
Jeffrey Staub, Dauphin Engineering (Colony of Old Reliance)

The meeting opened with the Pledge of Allegiance.

MINUTES

Motion was made by Latsha and seconded by Breon to approve the Minutes of the September 24, 2009 meeting.

Motion unanimously approved.

COLONY OF OLD RELIANCE (TND) PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

The Planning Commission reviewed the Preliminary Subdivision and Land Development Plan for the Colony of Old Reliance, A Traditional Neighborhood Development, prepared by Dauphin Engineering Co., and submitted by Ronald A. and Patricia A. Burkholder.

Mr. Paul questioned if the storm sewer collection system would be part of Phase II. Along with that comment, he suggested the phase line between Phase I and II be shifted slightly. Brenda Wick, HRG engineer, commented that there are four waiver requests that will need to be addressed. Specifically, she stated that the one previously discussed regarding the streets and horizontal curves, it has been demonstrated that a 46-foot fire truck would be able to safely maneuver through the 90-degree intersection and through the curve on Newport Ave; additionally, sight distance requirements to PennDOT standards have been requested; and finally the stormwater runoff requirement be reduced from the 25-year post development peak rate to the 2-year predevelopment peak rate and a requirement to construct sidewalk along Longview Drive be waived.

Mr. Paul commented that the Board is rather adamant regarding the design of new streets. Even though the proposed streets may not be intended for dedication to the Township, requesting waivers on the design, may not be well received by the Board, regardless of what the Planning Commission recommends.

Ms. Wick also addressed the horizontal curve and over-vertical alignment of Longview Drive. She indicated that some items were still unconfirmed with regards to the relocation of the roadway. Beyond that most items needing addressed were clean-up items.

The main item needing discussion appears to be what to do with Longview Drive. By doing the recommended improvements, it severely affects several driveways on the north side of the road. The slopes of the driveways would be greatly impacted. Unfortunately, there does not appear to be a solution to completely remedy the roadway to PennDOT standards without affecting these driveways. Not bringing the road to those standards could cause problems later if an accident ever occurred on that part of the road, even though it may be improved, but not to PennDOT standards.

Lengthy discussion and numerous ideas were discussed and debated. Mr. Burkholder stated that he is opposed to doing any improvements on the north side of Longview Drive. It was decided that an option must be decided before this plan can be proposed to the Board of Commissioners. Those options would include receiving legal advice on keeping the current alignment the way it is and widening it; secondly, correcting the road, but affecting the driveways on the north side of the road; and thirdly, improving the road, but not to PennDOT standards.

Mr. Paul questioned whether Mr. Burkholder had approached his legal counsel to discuss improving, but still substandard to PennDOT standards. Mr. Staub from Dauphin Engineering commented that he feels there is nothing in the ordinance that would require Mr. Burkholder to bring this curve into PennDOT standards. He added that most often improvements are only made to the side of the road where the development occurs, and therefore, aside from the request for a waiver of the sidewalk along Longview Drive, Mr. Burkholder is in compliance with the Township's ordinance. The Planning Commission proceeded with the waiver requests.

A motion was made by Breon and seconded by DeHart to recommend granting a request for a waiver of sidewalks along Longview Drive. (Section 22-607)

Motion unanimously approved.

A motion was made by DeHart and seconded by Latsha to recommend granting a request for a waiver from the minimum centerline radius requirement for the horizontal curves on Nicholson Street and Newport Ave. (Section 22-502.6)

Motion unanimously approved.

A motion was made by Latsha and seconded by DeHart to recommend granting a request for relief from the requirement to use the Township Sight Distance Diagram Chart, Exhibit VI and to instead use more current PennDOT sight distance criteria.

Motion unanimously approved.

A motion was made by Breon and seconded by Latsha to recommend granting a request for relief from the requirement that the 25-year post development peak rate of runoff be reduced to the 2-year predevelopment peak rate of runoff. Calculations have been provided showing the proposed control facilities provide a peak post development runoff rate that is less than the 5-year predevelopment peak runoff rate.

Motion unanimously approved.

A motion was made by Latsha and seconded by Breon to table the Preliminary Subdivision and Land Development Plan of the Colony of Old Reliance.

Motion unanimously approved.

ADJOURN

A motion was made by Latsha and seconded by Breon to adjourn the meeting.

Motion unanimously approved.

Meeting adjourned at 8:22 P.M.

Respectfully Submitted:

Ronald J. Paul, Secretary

